

Revised 7/04

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Planning & Engineering  
Department

III E

OFFICE USE ONLY

SUP # 07-007

Date 9.4.07

TOWN OF BLACKSBURG

SPECIAL USE PERMIT APPLICATION

This application and accompanying information must be submitted in full before the special use permit can be referred to the Planning Commission and Town Council for consideration. The application and accompanying information will become conditions of approval and be binding on the property if the permit is granted. Please contact the Planning and Engineering Department at (540) 961-1114 for application deadline or questions.

Name of Property Owner(s): AMY E. HUDSON

Address: 756 COUNTRY ACRES BLACKSBURG, VA 24060 Phone: (540) 320-5498

Contract Purchaser or Agent: STEVE SEMONES - BALZER & ASSOCIATES

Address: 448 PEPPERS FERRY RD CHRISTIANSBURG, VA 24073 Phone: (540) 381-4290

Location or Address of Property for Special Use Permit:

SE CORNER INTERSECTION N. MAIN & PATRICK HENRY - ADJACENT TO 7-11

Tax Parcel Number(s): 196-A 30

Present Zoning District: GC - GENERAL COMMERCIAL

Present Use of Property: VACANT

Special Use Requested: RESTAURANT DRIVE-IN  
Section: 3151 (b)

Is this request for an amendment to an existing special use permit? No

Please provide the following information - attach separate pages if necessary:

Description of the proposed use (or site modification)

SEE ATTACHED

Please demonstrate how the proposed use, when complemented with additional measures, if any, will be in harmony with the purposes of the specific district in which it will be placed.

SEE ATTACHED

Please demonstrate how there will be no undue adverse impacts on the surrounding neighborhood in terms of public health, safety, or general welfare, and show the measure to be taken to achieve such goals.

SEE ATTACHED

The following items must accompany this application:

1. The written consent of the owner or agent for the owner. If the applicant is the contract purchaser, the written consent of the owner is required.
2. One copy of a site plan for the property showing the lot, structures, site improvements, parking areas and spaces, and any other information necessary to determine the ability to meet the Zoning Ordinance site development standards, use and design standards, and physical compatibility with the neighborhood.
3. Vicinity map (may be included on the site plan)
4. A list of adjacent property owners (including properties across the street) and their addresses, plus the cost of CERTIFIED FIRST CLASS postage for notifying each adjacent property owner (no stamps, please.)
5. Fee of \$500 for special use permit or minor amendments to existing special use permits to be applied to the cost of advertising and expense incidental to reviewing, publishing, and processing this application. Please make your check or money order payable to the TOWN OF BLACKSBURG.
6. Any item submitted that is greater than 11" X 17" paper size requires thirty-six (36) copies.

SIGNATURE OF APPLICANT:

DATE: 8/1/07



**Description of Request**

Planning & Engineering  
Department

**Description of Proposed Use:**

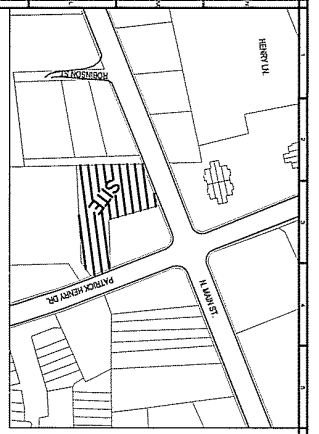
The site is currently vacant and is adjacent to similarly zoned General Commercial Property. The applicant is proposing a multi-use building totaling approximately 5,370 square feet. The proposed building will be a mix of office space and a small specialty restaurant/coffee shop. Approximately 75% will be dedicated to office and 25% will be dedicated to the coffee shop. These numbers may vary slightly pending final architectural design. Along with indoor service and seating, the proposed coffee shop would also have a drive up order/pickup window. This feature requires a special use permit as it would be considered a “restaurant, drive-in”. With this proposed building, the site will include the required parking spaces and drive aisles, utility connections and required stormwater management.

Please demonstrate how the proposed use, when complemented with additional measures, if any, will be in harmony with the purposes of the specific district in which it will be placed:

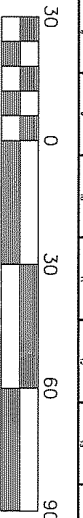
As stated earlier, the property is zoned GC and is surrounded by GC zoned property. Its location fronting on North Main Street makes the parcel prime commercial property and is so recognized in the Comprehensive Plan. The Comprehensive Plan calls for this property to remain commercially zoned in the future land use map. Surrounding uses include a 7-11 Convenience Store, an unbuilt alley and apartment building, and a residential property which is zoned GC and is currently planning a commercial dog kennel. The uses proposed for the property do reflect those uses allowed by the zoning ordinance for General Commercial property. These intended uses also will provide compliance with the proposed future land use plan for the Midtown North district. The future landuse plan designates this property for high impact commercial. The office and small restaurant use will fit the land use yet be in scale with the surrounding property.

Please demonstrate how there will be no undue adverse impacts on the surrounding neighborhood in terms of public health, safety, or general welfare, and show the measure to be taken to achieve such goals:

The proposed use of the property works well with the adjacent uses and provides no adverse impact on them. With the present zoning in place and the site plan meeting the requirements of the zoning ordinance no adverse impacts should be experienced. The drive thru has the required six stacking spaces from the order window and the required bypass lane around the stacking spaces. No external speakers will be utilized on this project. All orders will be made person to person at the order window. Another positive aspect of the site and the proposed plan is there are two access points to this site – North Main Street and Patrick Henry Drive. This provides for excellent vehicular circulation. The project will have a relatively low traffic impact on the area due to the uses and to the two entrances providing several different means of exit patterns. Hours of operation will be similar to those of the surrounding properties and the scale of the building will be proportionate as well.

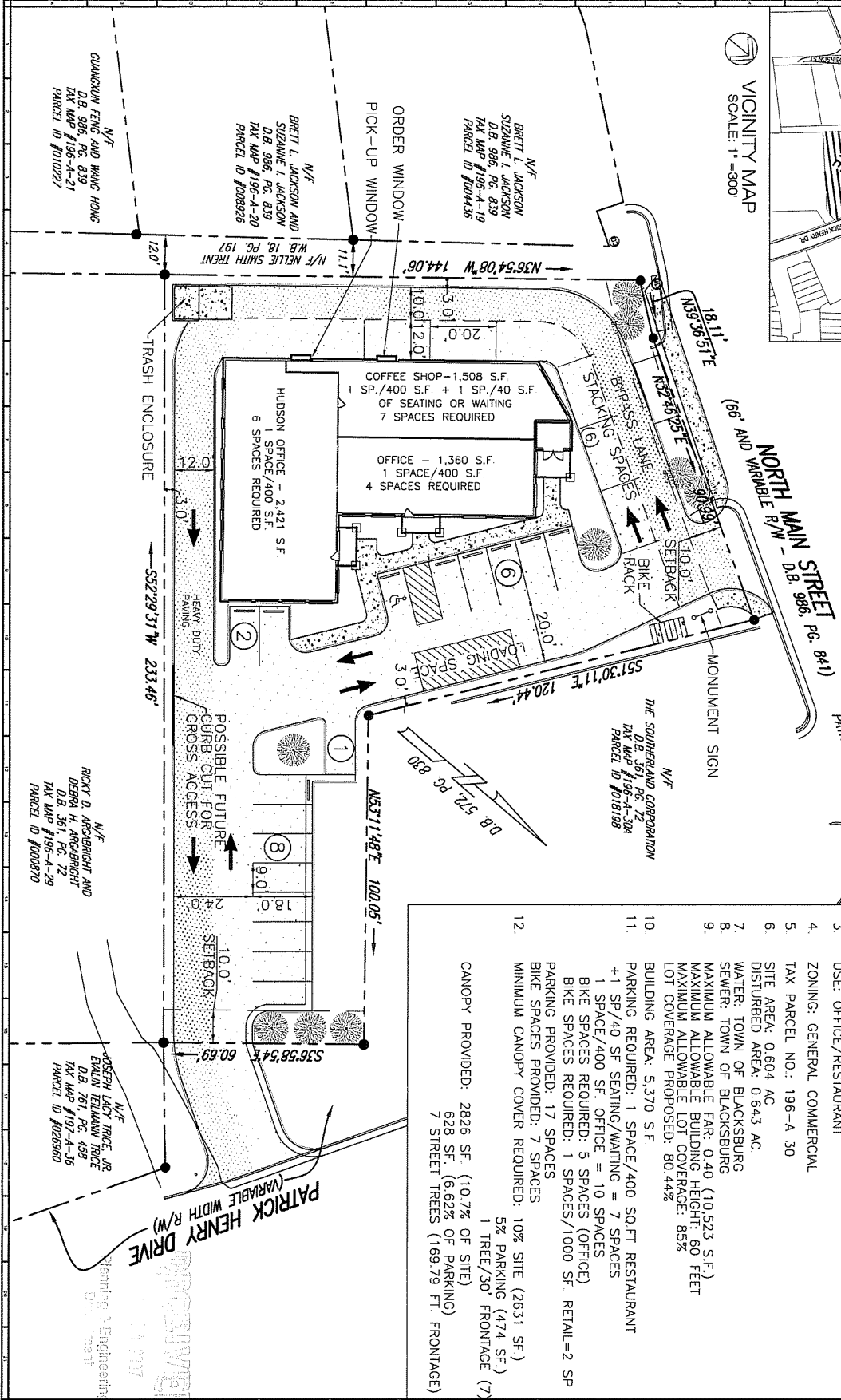


VICINITY MAP  
SCALE: 1" = 300'



Scale 1" = 30'

±100' TO P.I. OF  
PATRICK HENRY DRIVE



# GENERAL NOTES

1. SITE ADDRESS: NORTH MAIN STREET  
TOWN OF BLACKSBURG  
MONTGOMERY COUNTY, VIRGINIA
2. OWNERS/APPLICANTS:  
OWNER 1: AMY HUDSON  
1111-A NORTH MAIN ST.  
BLACKSBURG, VA 24060  
PHONE: (540)-961-9317
3. USE: OFFICE/RESTAURANT
4. ZONING: GENERAL COMMERCIAL
5. TAX PARCEL NO.: 196-A 30
6. SITE AREA: 0.604 AC
7. DISTURBED AREA: 0.643 AC
8. WATER: TOWN OF BLACKSBURG  
SEWER: TOWN OF BLACKSBURG
9. MAXIMUM ALLOWABLE FAR: 0.40 (10,523 S.F.)  
MAXIMUM ALLOWABLE BUILDING HEIGHT: 60 FEET  
LOT COVERAGE PROPOSED: 80.44%
10. BUILDING AREA: 5,370 S.F.
11. PARKING REQUIRED: 1 SPACE/400 SQ. FT. RESTAURANT  
+ 1 SP/40 SF SEATING/WAITING = 7 SPACES  
1 SPACE/400 SF OFFICE = 10 SPACES  
BIKE SPACES REQUIRED: 5 SPACES (OFFICE)  
BIKE SPACES REQUIRED: 1 SPACES/1000 SF. RETAIL=2 SP.
12. PARKING PROVIDED: 17 SPACES  
BIKE SPACES PROVIDED: 7 SPACES  
MINIMUM CANOPY COVER REQUIRED: 10% SITE (2631 SF.)  
5% PARKING (474 SF.)  
1 TREE/30' FRONTAGE (7)

CANOPY PROVIDED: 2826 SF. (10.7% OF SITE)  
628 SF. (6.62% OF PARKING)  
7 STREET TREES (169.79 FT. FRONTAGE)

THE CLOCK TOWER  
LAYOUT PLAN  
TOWN OF BLACKSBURG  
MONTGOMERY COUNTY, VIRGINIA

DRAWN BY: COWI  
DESIGNED BY: COWI  
CHECKED BY: SWS  
DATE: 9-4-07  
REVISIONS:

SCALE: AS SHOWN  
SHEET NO.  
1

JOB NO.  
B0700007.00

